

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
SEPTEMBER 4, 2018
MINUTES**

A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on August 21, 2018 in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Eric Owens, Curtis Brown, Ronald Dunckel, Steve Ellis, and Warren Wilson.

During the Pre-Session Meeting:

- Senior Planner Stephen Cook reviewed the regular agenda.
- Director of Planning and Economic Development Mike Collins presented the Development Update.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – PRE-COUNCIL CONFERENCE ROOM

The Euless Planning and Zoning Commission continued their meeting in the Pre-Council Conference Room at 6:30 p.m. for consideration of scheduled items.

STAFF PRESENT:

Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Hal Cranor, Director of Public Works and Engineering
Tesla Harlan, Administrative Secretary
Don Sheffield, Building Official
Charles Anderson, Fire Inspector III

VISITORS:

Jason Rose
R. Ferguson
Tom Jones
Abby Houck
Debra Seibert
Bob Wager
Eric Osterloh
Christine Reyes
Darrel Bruce
Jeremy Tompkins

INVOCATION

Commissioner Wilson gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Owens led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING MINUTES

Vice Chairman Portugal made a motion to approve the minutes for the regular meeting of August 21, 2018.

Commissioner Wilson seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Dunckel, Ellis, and Wilson.

Nays: None

Abstention: Commission Members Owens and Brown.

Chairman McNeese declared the motion carried. (5-0-2)

ITEM 2. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 18-01-PD AND RECOMMENDED AN ORDINANCE

Chairman McNeese opened the public hearing at 6:34 p.m.

Senior Planner Stephen Cook gave a brief description of the case. This request is to rezone 4.056 acres of land located at northwest corner of Midway Drive and Fuller-Wiser Road that is currently zoned Single Family Detached Dwelling (R-1). The new zoning would allow single-family detached dwellings.

The parcel had previously been zoned Neighborhood Business District (C-1) and was rezoned by Case No. 98-08-ZC to the R-1 Single Family Detached District in recognition of the parcel's adjacency to the Arbor Glen residential development.

Located within the Blessing Branch creek area, this parcel is encumbered by a significant amount of floodway and floodplain that reduces the amount of land that can be developed in a cost-effective manner.

The proposed project would create thirteen (13) residential lots with the front of the homes facing Midway Road and two (2) open space lots. All thirteen (13) lots have a detached rear-entry garage connected to the house with a breezeway and accessed by a private alley. A private yard between 1,258 and 2,510 s.f. is located between the garage and house. Eleven (11) guest parking spaces are accessed from the private alley. The HOA will maintain the private alley, guest parking area, turn-around area, as well as the open

space lot. The remaining property to the north, located either within the floodplain or floodway, is an open space lot maintained by the HOA.

A primary goal of the Planned Development was to create a subdivision that matched the development standards of the R-1L zoning district. The lots will have an average size over 5,600 square feet. However, the minimum lot size would be 5,145 to accommodate Lot 5. The lot widths would be set at a minimum of thirty-three (33) feet. Side yard setbacks are established at three (3) and six (6) feet, creating an effective separation of nine (9) feet between the houses. An “exclusive use access easement” will be created along the 3’ side so each home will have a 9’ side yard. The front setback would be set at twenty-five (25) feet. Architectural elements such as a front porch are allowed to encroach by a maximum of five (5) feet. All of the homes will face onto Midway Drive with a new sidewalk constructed along the street.

The rear-entry garages would be required to be setback a minimum of twenty-two (22) feet from the rear property line to ensure that parking of private vehicles on a driveway will not interfere with access through the alley.

The proposed architectural designs are known as Texana, Farmhouse, and Craftsman styles. These designs incorporate singular gables, finished columns, front porches, and windows that are taller rather than wide with divided light. Also included are entry front doors and stooped entries, which are higher in elevation than the public street. Use of this style of architecture has been successful within the redeveloped town centers of Coppell and Lewisville, and in new infill development in Denton.

Essential to the success of this type of project is to allow the use of fiber cement board as an acceptable masonry building material. This variance will allow a greater flexibility of design as certain architectural elements such as gables will not have to support the weight of brick or stone and would allow for textures such as lap boards to appear on the structures. The use of fiber cement board siding has been used as a primary exterior material in the Little Bear Addition, and has shown great resiliency over the last 20 years. In addition, this type of siding is the industry standard used on current residential structures in communities where siding is permitted to be used. The builder will provide during installation an approved third party inspection verifying the installation is code approved and to the manufacturer’s specifications.

The homes will have a minimum square footage of 2,400 square feet. The rear entry garages are separated from the primary structure by a breezeway to allow for private rear yards and gardens.

Along the frontage of the lots, the developer intends to install a forty-two (42) inch tall, decorative, wrought iron style fence with entry gates. The fencing will be located between the sidewalk and the house, separating the home’s private space from Midway Drive.

Staff recommends approval of the Planned Development Ordinance.

Jason Rose, architect, developer, and builder for the project, stated that this project was primarily site driven. He stated that the green area on the property would be an amenity for the new residents. He stated that in addition to the wrought iron fences along Midway Drive, there would be new landscaping to provide an additional buffer. He stated that under the current R-1 zoning, 14 homes could have been built, but he did not want to build more homes at the expense of losing the green area. He stated that architecturally, every home will have front porches that are 8 ft. deep, with the home situated on the corner of Midway Drive and Fuller-Wiser Road having a round turret and porch to face both streets. He stated that the estimated sales price of the homes would be between \$430,000.00 and \$500,000.00. He explained that the cement board material only provides a small cost savings in comparison with other materials, but that the primary benefit comes from the allowance of more creative façade and architectural elements. He stated that brick or masonry would be used along the bases of all of the homes. He stated that the homes will be elevated at the front to give a historical effect on the appearance and allow for steps up to the porch.

Chairman McNeese asked to hear from any proponents/opponents who wished to speak.

Debra Seibert, of 509 Arbor Creek Drive, stated that her home is immediately adjacent to the new development to the west. She stated that the current lot provides privacy and the benefit of the natural elements, and that the new homes would eliminate those. She stated that the primary concern was lack of privacy. She stated that the Arbor Glenn Community only allows homes to have windows on one side of the property. She stated that she did not feel comfortable with the corner lot's windows looking onto her property, and requested that a privacy wall be installed on the west side of the property. She asked what measure would be put in place to protect the privacy of her neighborhood. She stated that she believed people would park in the new community to commit crimes in her neighborhood. She asked if the property was already purchased, or under contract. She stated that she was unaware of the zoning change into the current R-1 zoning, and asked when the zoning change was made. She stated that real estate websites show that the property is still zoned commercial.

Mr. Cook stated that the zoning change took place in 1997, changing it from C-1 (Neighborhood Business District). He stated that the City has no control over other entities' website information, but that the zoning district map on our website correctly reflected the current zoning.

Mr. Rose stated that the purchase of the property was contingent on approval of the Planned Development.

Eric Osterloh, of 609 Erica Lane, stated that he was pleased that this development would be residential and not commercial. He asked how much the homes would be raised at the front for the porches. He also asked for a description of the plan to prohibit parking along Midway Drive to access the homes, and for the number of parking spaces in the overflow parking lot. He asked if there would be sidewalks behind the homes or a trail at the north end of the property.

Mr. Cook stated that there is a long-range plan to connect to the existing City trail along the creek. He also stated that signs to prohibit parking would be installed along Midway Drive.

Christine Reyes, of 506 Arbor Creek Drive, asked for any plans related to the creek. She asked if the development would be under an HOA. She also indicated that if there not be a masonry wall constructed to separate the neighborhoods, if the parking lot area would be contained by the wrought iron fencing.

Mr. Rose stated that the neighborhood would have an HOA to maintain any green space, fencing, private alley, parking lot, and the open space to the north. He stated to address the privacy concern; he does not believe that a 6 ft. or 8 ft. masonry wall would be an effective barrier for privacy. He stated that he believes landscaping with large trees provides a greater barrier. He stated that the home on the far west side has a large easement, combined with the separation provided by the adjacent street running along the west property line within the other neighborhood. Because of this, he still would want to have windows along the west side of the home because of the large yard and separation. In terms of the parking, he stated that there are 11 parking spaces that he believed would only be used by residents and guests because of how internal to the property it is. He stated that he will not be doing anything to change the flow of the creek, and a hydrology study has been performed to ensure that the development will not raise the creek water level. He stated that the elevation to the front of the home would only be 1 ½ to 2 ft. to raise the porch.

Mr. Collins asked Mr. Rose to elaborate on the landscape buffer idea.

Mr. Rose stated that coniferous trees would be ideal, and he prefers spruces and wax myrtles. Wax myrtles can grow to be 16 to 20 ft. tall, and could be planted 6 to 8 ft. apart.

Mr. Collins asked if the second story windows on the property on the west could have a frosted effect so that it would not look into the adjacent neighborhood.

Mr. Rose stated that he would not want the inability to look out of the window into the large yard on that property, and given the separation distance and new tree buffer, he did not think it would be necessary.

Chairman McNeese asked for clarification on the placement of the wrought iron fencing.

Mr. Cook stated that the wrought iron fence would be in front of the homes along Midway Drive, not along the back of the properties or around the parking area, with a private fence along the side of the home on the east at Fuller-Wiser Road. He stated that there is an existing wood fence along the border for the Arbor Glenn community. He stated that there would be a unified postal delivery box.

Ms. Seibert asked if the new development would be maintaining the wood fence along the Arbor Glenn property. She stated that she believes there is still an issue with access to her neighborhood around the creek area, and is concerned about possible crime as a result of the parking lot.

Mr. Collins stated that the existing fence was the responsibility of Arbor Glenn. He stated that the floodplain does not allow any structure to be placed that would impede the flow of water. He stated that he has walked that area along the creek several times, and there is already access there today into the existing neighborhood, irrespective of this development.

Seeing no more comments, Chairman McNeese closed the public hearing at 7:20 p.m.

Commissioner Ellis asked if there were currently signs to prohibit parking along Midway Drive. He also asked if the new landscape buffer proposed would need to be added to the ordinance.

Mr. Cook stated that there are signs, but new ones would be placed.

Mr. Collins stated that the language for the landscape buffer would need to be added this evening when a motion was made for a vote on the case, and the new language would be presented to City Council in the ordinance.

Hal Cranor, Director of Public Works and Engineering, stated that the modification to the parking signs would be taken to the Traffic Safety Committee.

Vice Chairman Portugal stated that she appreciated the input from the neighboring communities.

There were no further questions or comments presented by the Commission.

Commissioner Wilson made a motion to recommend approval of Case No. 18-01-PD for a Planned Development to change the zoning of 4.056 acres on Midway Square Addition, Phase Three, Block D, Lot 1 located at the northwest corner of Midway Drive and Fuller-Wiser Road from Single Family Detached Dwelling (R-1), to Planned Development (PD) zoning with an additional condition added to section 2 in the ordinance stating that all reasonable efforts will be made to preserve trees within a 15 ft. easement on the west side of the property, and to plant 15 new wax myrtle trees.

Commissioner Ellis seconded the motion with the modification to the ordinance. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Brown, Duncel, Ellis, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

ITEM 3. APPROVED PRELIMINARY PLAT NO. 18-05-PP

Senior Planner Stephen Cook gave a brief description of the case. The applicant proposes to preliminary plat 5.935 acres at the 900 block for E. Harwood Road for commercial development.

The technical aspects of the subdivision, including setback distances and placement of easements, are in compliance with the City of Euless Unified Development Code.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

There were no further questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve Case No. 18-05-PP for a Preliminary Plat of 5.935 acres on Richard Crowley Survey, Abstract 312, 6A2A1 and 6D to be platted as Harwood and 360 Addition, Block A, Lots 1, 2, 4, 5, and 6, located within the 900 block of E. Harwood Road.

Vice Chairman Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Brown, Dunckel, Ellis, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

ITEM 4. RECOMMENDED APPROVAL OF SITE PLAN NO. 18-09-SP

Senior Planner Stephen Cook gave a brief description of the case. Harwood Land Partners owns 5.9 acres at the northwest corner of Harwood Road and S.H. 360. The Planning and Zoning Commission approved a Land Plan (18-01-LP) on August 7, 2018 that included this property. The Land Plan identified internal circulation, access and overall drainage issues for a six (6)-lot mixed-commercial development. The proposed site plan is for the development of two (2) of these lots intended to be retail and /medical

office lease buildings. The additional three (3) lots under same ownership will develop in the future, as well as a single lot under separate ownership.

Initially, access to these two lots will only be from a drive approach from E. Harwood Road on the western side of the development. This drive approach lines up with the access drive into the commercial development on the south side of E. Harwood Road, creating a defined intersection where drivers will expect vehicular movement. A Traffic Impact Analysis was completed based on full buildout of the vacant undeveloped land at the northwest corner of Harwood Road and S.H. 360. The analysis concluded that upon full buildout, eastbound traffic will have a difficult time during the evening (pm) peak making a left turn from Harwood Road into the project at this drive approach. All other traffic movements will operate at an acceptable level of service.

Mutual and Emergency Access will be constructed around the initial two lots, providing emergency coverage on the site.

The Land Plan shows that sufficient parking can be provided for a six (6)-lot commercial project. Development of the first two (2) lots will contain sixty-seven (67) parking spaces. A new sidewalk will be constructed along E Harwood Road. Alternative paving within the site will help define the intersections internal to the site.

The landscaping installed on the two lots will include trees planted primarily within a landscape buffer along E. Harwood Road and along a buffer between the retail and the multi-family residential to the west. Shrubs and smaller plantings will be intermixed into the buffer areas and within landscape islands in the parking areas.

The two proposed retail/office buildings are masonry structures constructed primarily of brick. The brick elements are used as cornice materials along the parapet cap. The most visible design element of these buildings is an aluminum framed curtain wall, which is a twenty-five (25') foot endcap tower with mullioned windows.

The Development Services Group has reviewed the site plan and has certified that it meets City standards.

Commissioner Dunckel asked if there were any proposed tenants for the development.

Mr. Cook stated that no prospective tenants had been presented yet.

There were no further questions or comments presented by the Commission.

Commissioner Ellis made a motion to recommend approval of Case No. 18-09-SP for a Site Plan for Commercial development proposed to be located on 1.3 acres of the Richard Crowley Survey, Abstract 312, portions of tract 6A2A1 to be platted as Harwood and 360 Addition, Block A, Lots 1 and 2, 900 block of E. Harwood Road.

Commissioner Wilson seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members:
Owens Brown, Dunckel, Ellis, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

ITEM 5. ADJOURN

There being no further business, the meeting was adjourned at 7:33 p.m

Chairman Richard McNeese Date